



Hello! My
name is:

Jake
Martinez-
Parry
(ORFH)

Office of Rural and Farmworker Housing (ORFH)

- HQ in Yakima, WA
- Private, **nonprofit**, 501(c)(3)
- **Affordable multi-family rental housing** development
- New construction, acquisition for preservation, **technical assistance**
- Working with **nonprofits, housing authorities, and employers** across Washington State





ORFH Stats

- **45 years** of service in **2024**
- **13 staff with over 120 years of combined experience** developing affordable housing
- **2,499** housing units developed
- In **more than 35** rural communities across Washington state
- Can serve nearly **12,000** people
- Secured more than **\$326 million** in total investment in rural Washington
- U.S. Dept. of Treasury **certified CDFI**





Yes, this is
affordable
housing!

Featuring – Entiat Mountainview Homes

- Completed in **2022, in Entiat, WA**
- **66 units:** 1-, 2-, 3- & 4-bedrooms, maximum **capacity 358, on-site manager**
- 80% for permanent Farmworker families, 20% for general low-income people
- **Sponsor: Chelan County and the City of Wenatchee Housing Authority**
- **Financing Partners:** Washington State Dept. of Commerce, Washington State Housing Finance Commission, Chelan County, private financing

Owner/Sponsor of the Project



Columbia Cascade Housing Corp.

A Non-Profit Entity

Skamania County

Klickitat County

Hood River County

Sherman County

Wasco County

Columbia Cascade Housing Corporation provides affordable housing for low-income families in the five rural counties in the Columbia River Gorge, including Hood River, Sherman and Wasco Counties in Oregon and Klickitat and Skamania Counties in Washington



Columbia Cascade Housing Corp.

A Non-Profit Entity

CCHC has 423 apartment homes in 23 properties throughout the Columbia River Gorge. All units are available to low to moderate income households, many of which are seniors, farmworkers, or lower income working households.

In addition to Columbia View, CCHC has six projects in various stages of development:

- Western Klickitat County, WA
- Rand Rd. Development in Hood River, OR
- Chenoweth Development in The Dalles, OR
- Rhine Village in White Salmon, WA (Acq Rehab)
- Fish Camp Rd. in Maupin





Washington

Columbia River



Columbia View Apartments
(Cascade Locks, OR)

Oregon



Mt. Rainier

THE GOONIES

Mt. St. Helens



Columbia View Apartments
(Cascade Locks, OR)

Portland

Mt. Hood



Columbia View Apartments – Cascade Locks, OR Acquisition & Rehabilitation

- 12 units (+laundry, +manager office)
 - 11 units w/rental assistance
- Built in 1975
- General Low Income (60% AMI)
- RD portfolio property
- PSA in place December 2022
 - Closing before end of 2024
 - Seller- easy to work with





Scope of Work

- New roof
- Solar?
- Accessibility upgrades
- Drainage
- Stairs
- Plumbing
- Replace baseboard heaters
- Parking lot

Source Name	Source Name	Source Name	Source Name
RD Grant Pass-Thru	CET Grant	RD 538 Loan	OHCS Grant
Amount	Amount	Amount	Amount
\$10,000.00	\$250,000.00	\$1,153,474.00	\$770,000.00

- Predevelopment:
 - Appraisal
 - CNA
 - Architect Fees
 - Legal
- Architect Fees
- Soft Costs
- Hard Costs
- Rehabilitation
- Relocation
- Architect Fees
- Property acquisition

Source Name	Source Name	Source Name	Source Name
RD Grant Pass-Thru	CET Grant	RD 538 Loan	OHCS Grant
Amount	Amount	Amount	Amount
\$10,000.00	\$250,000.00	\$0.00	\$1,923,474.00

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 - Appraisal
 - CNA
 - Architect Fees
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 - Architect Fees



Rural Development
U.S. DEPARTMENT OF AGRICULTURE

Chapter 7 Transfer

- Freeze mortgage payments
- 45 checklist items (so you think)

\$1,923,474



\$10,000 + Technical Assistance



- TA expertise from Enterprise

\$250,000

Hood River County-
Construction Excise Tax (CET) Grant



Questions?

